

LAND USE AND ZONING COMMITTEE

Minutes: May 25, 2006

The Land Use and Zoning Committee hereby find and determine that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 7:00 p.m.

The following members were present: Messrs. Hazel, Hullihen, Haycox, Klco, Welch, Terriaco, and Messes. Ross, Diak and Garland. Staff: David Radachy.

Madison Township District Change M-1 to R-1

Location: South Ridge Road (Rt. 84) **Township:** Madison

Applicant: Margaret Nash Estate

Acreage of the district change request: 25 Acres

Current Zoning: M-1, Light Industrial **Proposed Zoning:** R-1 Residential

1996 Madison Township Comprehensive Plan: The land south of the railroad tracks is to be agriculture and the land between the tracks is to be industrial.

Zoning Requirements: 100 Feet of frontage, 20,000 SF of lot area.

General Information: There is a Wetlands Reserve Program Easement on the property. It encompasses most of the property. The homesite and the land between the railroad tracks are not included in the easement.

Staff stated the zoning district for the property to the south of the tracks would turn the current legal non-conforming use to conforming. He also stated this land was zoned industrial based on 1950's zoning standards. This meant that all the land by the railroad tracks was to be zoned industrial. The surrounding land uses and comprehensive plan do not support this property being zoned industrial.

Staff stated that the owners would get one additional lot off the property by rezoning it. He stated that the easement would prevent additional homes on the property.

Staff stated that the comprehensive plan suggested that the land between the tracks be industrial. There was no evidence to go against the comprehensive plan. Staff also stated that this land was only good as agricultural land. There is no access to develop it as anything else.

Staff recommends that the land south of the tracks be rezoned to R-1 and the land between the tracks should remain industrial as per the 1996 Comprehensive plan. The adjacent land is R-1, suburban residential. There is no difference between R-1 and A-1, agriculture.

Mr. Hazel made a motion to recommend that district change be made south of the tracks and leave the land between the tracks as M-1.

Mr. Haycox seconded the motion.

All voted "Aye".

Mr. Klco abstained.

Meeting adjourned at 7:05 P.M.